

MITIGATION MONITORING AND REPORTING PROGRAM

Jinchun Agriculture LLC
Initial Study IS 19-22
Major Use Permit UP 19-11

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
The project has the potential to create visual impacts due to the proposed use of shipping containers.	<u>AES-1:</u> Prior to this use permit becoming effective, the applicant shall screen the sides and roofs of each shipping container using false siding and a false roof on each container. Alternatively, the applicant can use screening fencing at a height of at least 6' around each of the containers. The perimeter fencing shown on the site plan is satisfactory for this purpose provided it incorporates screening around all four sides of each fence.	Applicant; project contractor	Applicant; Community Development Department	Prior to cultivation	
Air Quality					
The project has the potential to create fugitive dust during construction and expose sensitive receptors to pollutant concentrations.	<u>AQ-1:</u> Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.	Applicant; project contractor	Applicant; Community Development Department	Prior to cultivation	
	<u>AQ-2:</u> All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel	Applicant; project contractor	Applicant	During construction	

	powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines.				
	<u>AQ-3:</u> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.	Applicant; project contractor	Applicant	During construction	
	<u>AQ-4:</u> All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.	Applicant; project contractor	Applicant; Lake County Air Quality Management District; Community Development Department	Life of the project	
	<u>AQ-5:</u> The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.	Applicant; project contractor	Applicant	During construction ; Life of the project	
	<u>AQ-6:</u> All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.	Applicant; project contractor	Applicant	During construction	

	<p><u>AQ-7:</u> A Dust Mitigation Plan shall be submitted to Community Development and to Lake County Air Quality Department due to the presence of serpentine soil on a portion of the cultivation site. This plan shall show how fugitive dust will be mitigated during and after site disturbance, and is subject to review and ultimately approval by both Departments prior to site disturbance.</p>	Applicant	Applicant	Prior to construction	
Biological Resources					
<p>Construction activities associated with the proposed Project have the potential to indirectly significantly impact habitat for sensitive species</p>	<p><u>BIO-1:</u> If project activities occur during the breeding season (February 1 through August 31), a qualified biologist shall conduct a breeding survey no more than 14 days prior to project activities to determine if any birds are nesting in trees on or adjacent to the study area. This shall include areas where water wells and security fencing will be installed.</p> <p>If active nests are found close enough to affect breeding success, the qualified biologist shall establish an appropriate exclusion zone around the nest. This exclusion zone may be modified depending upon the species, nest location, and existing visual buffers.</p>	Applicant; project contractor	Applicant	Throughout construction activities	
	<p><u>BIO-2:</u> If initial ground disturbance occurs during the bat maternity roosting season (April 1 through September 1), a qualified biologist shall conduct a bat roost assessment of trees within 100 feet of the proposed construction. If bat maternity roosts are present, the biologist shall establish an appropriate exclusion zone around the maternity roost.</p>	Qualified Biologist	Applicant; Qualified Biologist	Prior to ground disturbing activities	

	<p>BIO-3: Prior to any development, the project area shall be surveyed by a qualified biologist to determine if there are any active fisher dens within 250 feet of the project footprint. If an active den is found, California Department of Fish and Wildlife shall be consulted to determine appropriate mitigation measures, which may include relocation of the den or establishing a suitable buffer zone.</p>	<p>Qualified Biologist</p>	<p>Applicant; Qualified Biologist</p>	<p>Prior to ground disturbing activities</p>	
<p>Cultural Resources and Tribal Cultural Resources</p>					
<p>Construction of the Project has the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.</p>	<p><u>CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</p>	<p>Project contractor; Qualified archaeologist</p>	<p>Applicant</p>	<p>During site preparation and throughout construction activities</p>	
	<p><u>CUL-2:</u> All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p>	<p>Applicant, Project contractor; Qualified archaeologist</p>	<p>Applicant</p>	<p>Prior to site preparation and throughout construction activities</p>	

	<p><u>CUL-3:</u> Prior to cultivation under this use permit, the applicant and his employees shall participate in a cultural sensitivity training sponsored or led by the Middletown Rancheria Tribe. Confirmation of the completion of this training shall be provided to the Community Development Department within 90 days of Use Permit issuance.</p>	<p>Applicant, Tribe or Qualified archaeologist</p>	<p>Applicant</p>	<p>Within 90 days of use permit issuance</p>	
<p>Noise</p>					
<p>There is some potential for noise-related impacts from the project; therefore mitigation measures are incorporated to mitigate noise-related impacts.</p>	<p><u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>During site preparation and construction activities; during life of project</p>	
	<p><u>NOI-2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>During site preparation and construction activities; during life of project</p>	
	<p><u>NOI-3:</u> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.</p>	<p>Applicant; Project contractor</p>		<p>During site preparation and construction activities; during life of project</p>	